



Planning Commission February 10, 2025, Minutes

The meeting was called to order by Chairman Post at 7 p.m. followed by the pledge.

Roll Call – Post, Herron, Makuski, Gillett, and Hoffman all were present.

Makuski motioned to approve the agenda and Herron supported the motion. All members voted yes; motion carried.

Gillett motioned to approve the minutes as presented from October 7, 2024. Herron supported the motion. All members voted yes; motion carried.

New Business

1. Arrowhead Golf Course – Special Exception Use Site Plan Amendment

- The applicant introduced the project. They would like to put a metal roof on top of the two wings instead of the pergola roof, as it would look nicer and be more functional to protect clients and equipment. Builder Todd Barriger also explained the request and presented large renderings of the project. (Planning Commission members had smaller versions in their packets.)
- The Zoning Administrator presented the memo from Williams & Works, township engineer, that pointed out that the ordinance defines a structure as *“having one or more stories and a roof, designed primarily for the shelter, support or enclosure of persons, animals or property of any kind”*. Putting a roof on the wings creates the following ordinance violations
 - Section 201.304©6.c. limits a ‘clubhouse or similar building’ to 5,000 square feet. The two stories and two wing areas total 5810 square feet
 - The original approved SEUP allowed the wings as patios with pergola roofs to encroach the 150’ setback required for rural recreation because a pergola is not a solid roof. Changing the wing from a patio to a structure would require a variance to violate the setback requirement.
 - When constructed, the wings were detached from the main building. The ordinance states a 10’ setback is required between structures. The wings were built 1’ from the main building.

- The planning commission discussed the difficulty of the two layers of authority. The amendments can only be considered by the planning commission and the township board, but there will need to be variances granted by the zoning board of appeals before the amendments can be approved.

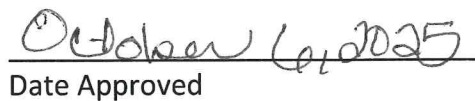
Herron left the meeting.

Makuski motioned the planning commission not move forward with amending the special exception use permit site plan. Gillett supported the motion. The motion carried 4 - 0.

Public comment was heard throughout the meeting.

Makuski motioned to adjourn the meeting. Gillett supported the motion. The motion carried 4-0; Chairman Post adjourned the meeting at 8:24 p.m.


Shantell Ford, Clerk


Date Approved